ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk www.acres.co.uk



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- SPACIOUS OPEN PLAN LOUNGE / DINER
- CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & SIDE GARAGE
- POTENTIAL TO EXTEND (SIDE & REAR - STPP)
- SOUGHT AFTER LOCATION





RALEIGH CROFT, GREAT BARR, B43 7SN - OFFERS OVER £300,000

This spacious three-bedroom semi-detached property is perfectly positioned in a quiet cul-de-sac in the heart of Great Barr, offering easy access to excellent local schooling, nearby shops, and convenient public transport links. The property features a driveway to the front and a welcoming hallway leading into a generous open-plan lounge and dining area, creating a bright and sociable living space. To the rear, a conservatory provides additional family space, complemented by a modern fitted kitchen and a separate utility room. Upstairs, there are three well-proportioned bedrooms and a stylish modern family bathroom. Externally, the property boasts a low-maintenance rear garden, ideal for relaxing or entertaining. This delightful home combines comfort, practicality, and a fantastic location—making it an ideal choice for families or first-time buyers alike and a spacious driveway to front allowing off road parking and access to garage front! HURRY BEFORE YOU''RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking, leading to double glazed entrance door and garage front, into;

PORCH: 5'1 x 5'4: Double glazed windows and internal door into;

THROUGH LOUNGE/DINER: 18'7 max,10'0 min x 24'4: A great size open plan living / dining area with stairs to first floor, wall mounted fire, radiator, double glazed window to front, leading into dining area with radiator and double glazed sliding doors into;

CONSERVATORY: 7'1 x 12'9: A superb additional living space with double glazed windows, tiling to floor and double glazed double doors to rear.

FITTED KITCHEN: 9'8 x 8'4: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, integrated microwave, tiling to splashback, tiling to floor, radiator and door into;

UTILITY ROOM: 7'2 x 7'10: A great additional space with fitted range of wall and base units, sink and drainer, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, tiling to floor, double glazed windows and double glazed door to rear and door into side garage.

LANDING: 8'5 x 7'5: A spacious light and airy landing with double glazed opaque window to side and doors into;

BEDROOM ONE: 8'3 (wardrobe) x 11'9: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'10 x 9'10: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'7 x 7'8: A final bedroom with double glazed window to front and radiator.

BATHROOM: 8'5 x 6'1: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size well maintained garden with paved patio and an abundance of mature plants, trees and shrubs with fencing to borders.

SIDE GARAGE: 7'4 x 15'8: Double doors to front and door into utility room along with power points and ceiling light.

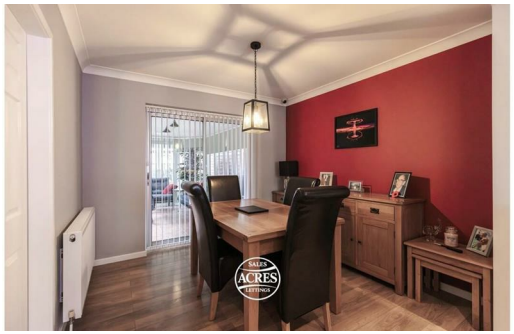
TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.









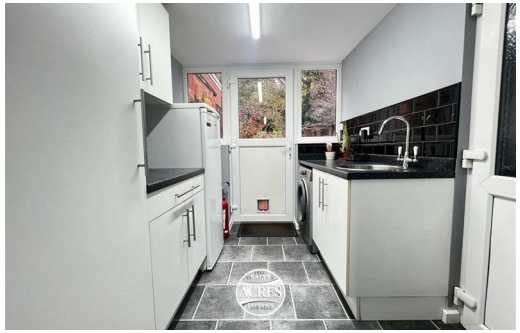












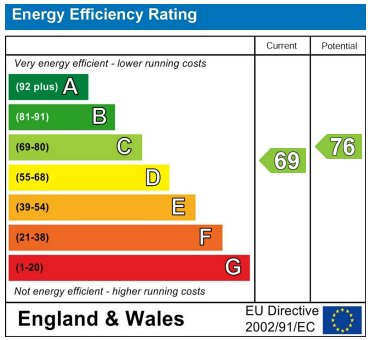
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

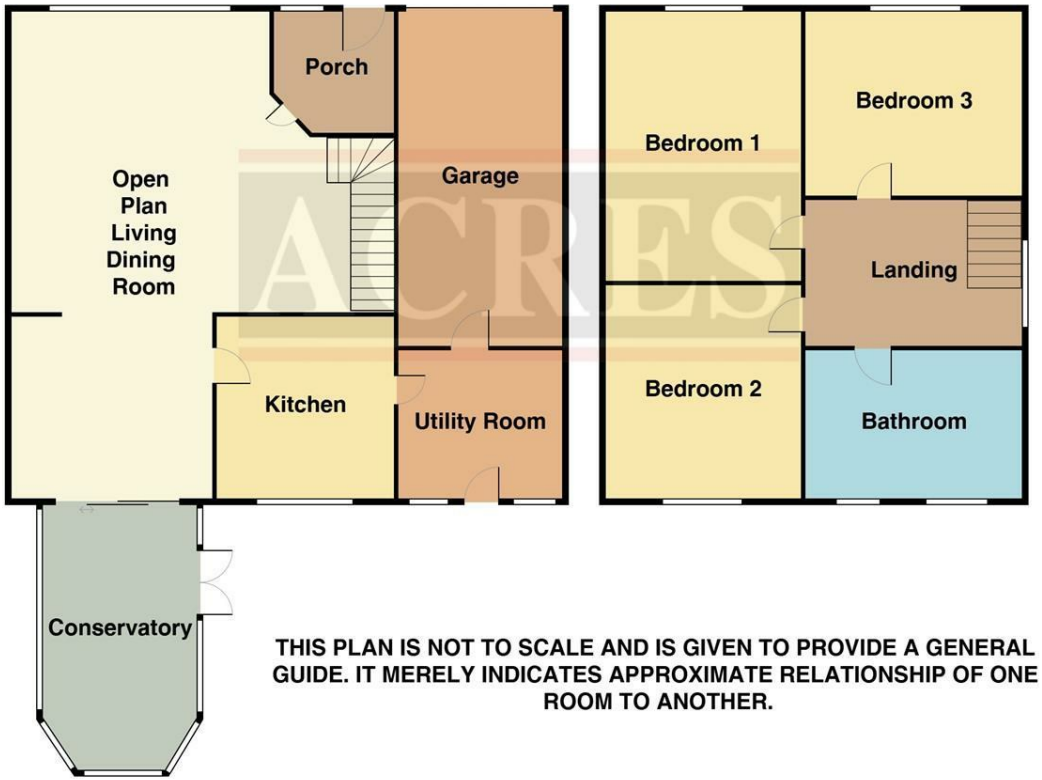
COUNCIL TAX BAND : C COUNCIL : Sandwell

VIEWING: Highly recommended via Acres on 0121 358 6222





3 Raleigh Croft, Great Barr, B43 7SN



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.